HOUSEHOLDER PLANNING APPLICATION REPORT Ref No.H/17/80463

DESCRIPTION	Single storey side extension to form garage
ADDRESS	19 Wychwood Grove, Chandler's Ford, SO53 1FQ

SITE VISIT DATE	N/A
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal creates an attached side garage out of the existing side extension (storage/utility) by, in effect infilling the front recess and bringing it forward by 2.7m to the main front building line and adding additional internal walls. The front elevation has a casement window replaced by an up and over garage door. The flank wall to no.17 is retained as is. The agent has advised that the guttering currently oversails the boundary with this property; this position is unaltered and no notice has been served. The walls are brick to match, with roof tiles and UPVC rear window.
TOPOGRAPHY	Slight incline up from street to front elevation.
TREES	Rear boundary only
BOUNDARY TREATMENT	Front curtilage not enclosed.
SITE CHARACTERISTICS	Moderately large plot- garage would use existing front hardstanding
CHARACTER OF LOCALITY	Low density estate of two storey 1960s houses

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area
Not within one of the specifically designated sub character areas.

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclists and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The size and design of the garage is considered to be sympathetic to the existing property and the character of the locality due to being located where a garage would be expected and indeed is thus located in some other properties.

There would not be an unacceptable impact on neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the proposal being no higher than the existing building and its forward projection not interfering with lighting to any facing habitable windows.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The front curtilage has an existing hardstanding and means of access and no alterations are required to service the proposed garage. The depth of the hardstanding is sufficient to allow for a second vehicle to park in front of the garage.

The proposal would appear to constitute permitted development in accordance with the allowances set out under Class A of Schedule 2, Part 1 of the GPDO.

Nature conservation
The proposal is/is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was/was not required for this development as it falls outside/inside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Permit